

# TOWN OF LOS ALTOS HILLS

26379 Fremont Road  
Los Altos Hills, CA 94022  
Phone: (650) 941-7222  
Fax: (650) 941-3160  
[www.losaltoshills.ca.gov](http://www.losaltoshills.ca.gov)



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## Bathroom Remodel

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### **PLANS & PERMITS**

1. A completed building permit application.
2. Three (3) completed, securely bounded sets of plans.
3. All plans need to be drawn to scale. (Minimum scale  $\frac{1}{4}''=1'$  )
4. Minimum size of plans no smaller than 11" x 17". Drawings must be legible.
5. Existing and Proposed floor plan. Note: "E" next to the existing items that will not be replaced & "N" next to new items.
6. Call out the square footage of area and label adjoining rooms.
7. Cover Sheet to include the following: (a) Project address, (b) Owner's name, (c) Scope of work included in this permit. Example: new windows, new electrical service, skylights, etc.
8. Show all applicable work in detail e.g., electrical, plumbing, exhaust fan, windows, etc.

### **INSPECTIONS**

1. Sub-floor repair or replacement, call for an inspection of repair before covering.
2. Rough Framing, Electrical, Plumbing and Mechanical will be inspected all at one time. Call for inspection when work is completed. Do not cover any work before inspection. Do not install any insulation prior to inspection.
3. Call for a final inspection when all work is completed. Final inspection will need to be completed before your permit expires. Expired permits will need to be renewed before any additional inspections will be performed.
4. Final inspection will include checking smoke detectors. See handout on smoke detectors.

### **BUILDING REQUIREMENTS (2007 CBC)**

1. Showers and tub/shower walls to be covered with a smooth, hard, nonabsorbent surface (i.e. ceramic tile or fiberglass) installed over a moisture resistant underlayment (water-resistant gypsum board) to a height of 70" above drain inlet [1210.3]
2. Allow toilet fixture clearances of 30" wide clear space minimum, extending at least 24" in front [407.6]
3. Safety glazing (tempered) required in the following locations:
  - Any portion of a wall enclosing a shower or bathtub enclosure where the bottom exposed edge of the glazing is less than 60" above a standing surface and drain inlet.
  - Door enclosures for hot tubs, whirlpools, saunas, bathtubs and showers [2406.3]

### **ELECTRICAL REQUIREMENTS (2007 CEC)**

1. At least one 20-amp branch circuit to supply the bathroom receptacle(s). This circuit cannot supply any other receptacle, lights, fans, etc. *Exp.: when the 20-amp circuit supplies a single bathroom, outlets for other equipment within the same room can be on this circuit* [210.8(A) (3)] & 210.10 (C) (3)
2. At least one receptacle adjacent to and within 36" of each sink [210-52(d)]
3. All bathroom receptacles to be GFCI protected [210-8(a) (1)]
4. The following locations are prohibited:
  - Cord-connected fixtures, lighting tracks or ceiling-suspended (paddle) fans within 3' of horizontal edge of tub and 8' vertical above top of tub or shower dam
  - Receptacles within a bathtub or shower space, even if enclosed in a weatherproof enclosure [410-4(d)]
5. Light fixtures in tub or shower enclosure shall be labeled "suitable for damp locations" [410-4(a)]
6. Residential lighting requirements (2005 Energy Standards). Permanently installed luminaires in bathrooms shall be high efficacy luminaires, or are controlled by an occupant sensor(s) certified to comply with Section 119(d) that does not turn on automatically or have an always on option.

### **PLUMBING AND MECHANICAL REQUIREMENTS (2007 CPC & CMC)**

1. Maximum 1.6 gallons per flush for toilet fixture [CPC 402.2]
2. Regardless of shape, shower compartments shall have a min. 1,024 in<sup>2</sup> interior floor area, be capable of encompassing a 30" circle, and have min. 22" hinged doors to swing out [CPC 411.7, 411.6]

3. Individual control valves of the pressure balance or the thermostatic mixing valve type for showers and tub-shower combination [CPC 418.0]
4. Allow a min. of 3' for termination of all environmental air ducts to property lines or any openings into the building (dryers, bath and utility fans, must be 3' away from doors, windows, opening skylights & attic vents) CBC 1203.4.2.1 [504.5]
5. In lieu of an exterior opening for natural ventilation, install exhaust fan capable of providing 5 air changes per hour [1203.4.2.1]

